

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 5, 2012**

SUMMARY

A request by Asset Plus Companies (applicant) on behalf of G2 Enterprises of Columbia (owner) for approval of a "major" amendment to the C-P (Planned Commercial) development plan for Lot 110 of Crosscreek Center Development. The 22.98 acre parcel is located east US Highway 63 on the south side of Stadium Boulevard and west of Maguire Boulevard. (Case # 12-029)

REQUESTED ZONING

The applicant is seeking to amend the 2008 approved development plan for Lot 110 of Crosscreek Center Development. The applicant proposes the following "design parameters" be applied to the proposed or subsequent construction on the site.

a. Proposed use	Multi-family
b. Maximum Density	9.9 units/acre
c. Total Dwelling Units	228 units
c. Maximum building height	70 feet
d. Minimum maintained open space	40% landscaping 10% natural vegetation
e. Proposed amenities	Swimming pool/amenity center
e. Signage	2 signs (64 sq. ft. max. & 12' tall)
f. Lighting	20' max.

DISCUSSION

This request is being submitted to revise the previously approved development plan for Lot 110 of Crosscreek. The site plan for this lot was originally approved as part of the 2008 comprehensive rezoning of the Crosscreek Center Development and was identified as the location for a car dealership. At this time the applicant is seeking to construct a 228 unit multi-family development. The proposed use is permitted per the approved SOI for Crosscreek and does not require amendment of the zoning for this parcel.

Crosscreek has been the subject of several rezoning requests over the previous 8 years. A portion of the site was zoned C-P in 2004 (Case 31-Z-04) and 2006 (Case 21-Z-06) with a final comprehensive rezoning to C-P with a development plan in 2008 (Case 08-59). In each subsequent zoning action the

requirements and restrictions associated with improvement on the subject property became increasingly stringent.

Prior to approving the most current SOI and development plan for the subject property, the developers and adjacent property owners engaged in facilitated mediation sessions. These sessions resulted in the creation of a series of mutually acceptable conditions for the development tracts - most specifically lot 110 and its use as a car dealership. As part of the mediation process, a series of permitted and excluded uses, signage, lighting, landscaping, and design standards were developed and agreed upon.

The desired change of the approved development plan for Lot 110 to another permitted use does not negate the need for the new development plan to meet the general design standards articulated in the SOI and the mediation agreement. The desired change proposes a development that will have less impact on the site than that approved in 2008. The 228 unit multi-family project will yield a greater level of open space and will feature significantly less impervious surface.

The proposed development is compliant with R-3 multi-family use which is permitted per the 2008 SOI. The density of the project is proposed at 9.9 units/acre and is well within the maximum 17.4 units/acre density allowed under R-3. The parking spaces provided are in excess of those required by code; however, the overall impervious area for the site will be less than that associated with the existing development plan for the car dealership. The parking overage is desired due to the fact that the proposed development will be for student apartments.

Landscaping on the site is governed by Section 29-25 of the City's Code and the 2008 ROST landscaping plan that was approved in conjunction with the comprehensive C-P zoning of Crosscreek Center. Landscaping has been reviewed by the City Arborist and found to be in substantial compliance with the code. Plant quantities shown within the "Planting Notes" table shall govern at the time of building permitting. The perimeter landscaping is compliant with the 2008 ROST plan and shall be installed as shown on the development plan.

Lighting, signage, and building material requirements of the SOI have been reviewed against that shown on the plan. The proposed improvements have been found to be in compliance with the SOI requirements.

The parcel is a legal lot with existing access to both Stadium Boulevard (right in/out) and Maguire Boulevard (full access). While trip generation to the subject site will likely increase due to the change in use, MoDOT and the City Traffic Engineer have not indicated concern with the capacities of either of the access points.

The applicant has met with the affected neighborhood associations who engaged in the mediation sessions. The Shepard Boulevard Neighborhood Association has submitted a signed affidavit indicating support of the propose plan revision.

The proposed revision to the existing development plan for Lot 110 is, in staff's opinion, an overall improvement to the development of this site. The proposed revision is compliant with the Crosscreek SOI and the C-P development plan standards of the zoning ordinance.

STAFF RECOMMENDATION

Approve the revised development plan for Lot 110.

SUPPORTING DOCUMENTS

1. Design Parameters
2. Development/Landscaping Plan
3. Affidavit of support from the Shepard Boulevard Neighborhood Association

SITE CHARACTERISTICS

Area (acres)	+/- 22.98 acres
Address	N/A
Topography	Sloping to the southeast
Vegetation	Wooded along Grindstone Creek – none along Stadium
Watershed	Grindstone

SITE HISTORY

Annexation date	1969
Initial zoning designation	A-1
Previous rezoning requests	31-Z-04 (A-1 to C-P eastern 41.83 ac) – approved 48-Z-05 (A-1 to C-P western 12.67 ac) – withdrawn 21-Z-06 (A-1 to C-P {12.67 ac} & C-P SOI amendment to 41.83 ac) – approved 08-59 (A-1 to C-P MoDOT right-of-way , C-P SOI amendment, and development plan) - approved
Land Use Plan designation	Employment District (south of Stadium)
Existing use(s)	Vacant
Existing zoning	C-P

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	C-P	Vacant
South	M-C	Lemone Industrial Park
East	C-P	Vacant
West	C-3, R-1	Hwy 63 (immediate) & commercial/residential west of highway

UTILITIES & SERVICES

Sanitary Sewer	City Services
Water	
Electric	
Fire Protection	

ACCESS

Stadium Boulevard	
Location	North
Major Roadway Plan classification	Expressway
Capital Improvement Program projects	Description: None

McGuire Boulevard	
Location	East
Major Roadway Plan classification	Local non-residential
Capital Improvement Program projects	Description: None

PARKS & RECREATION

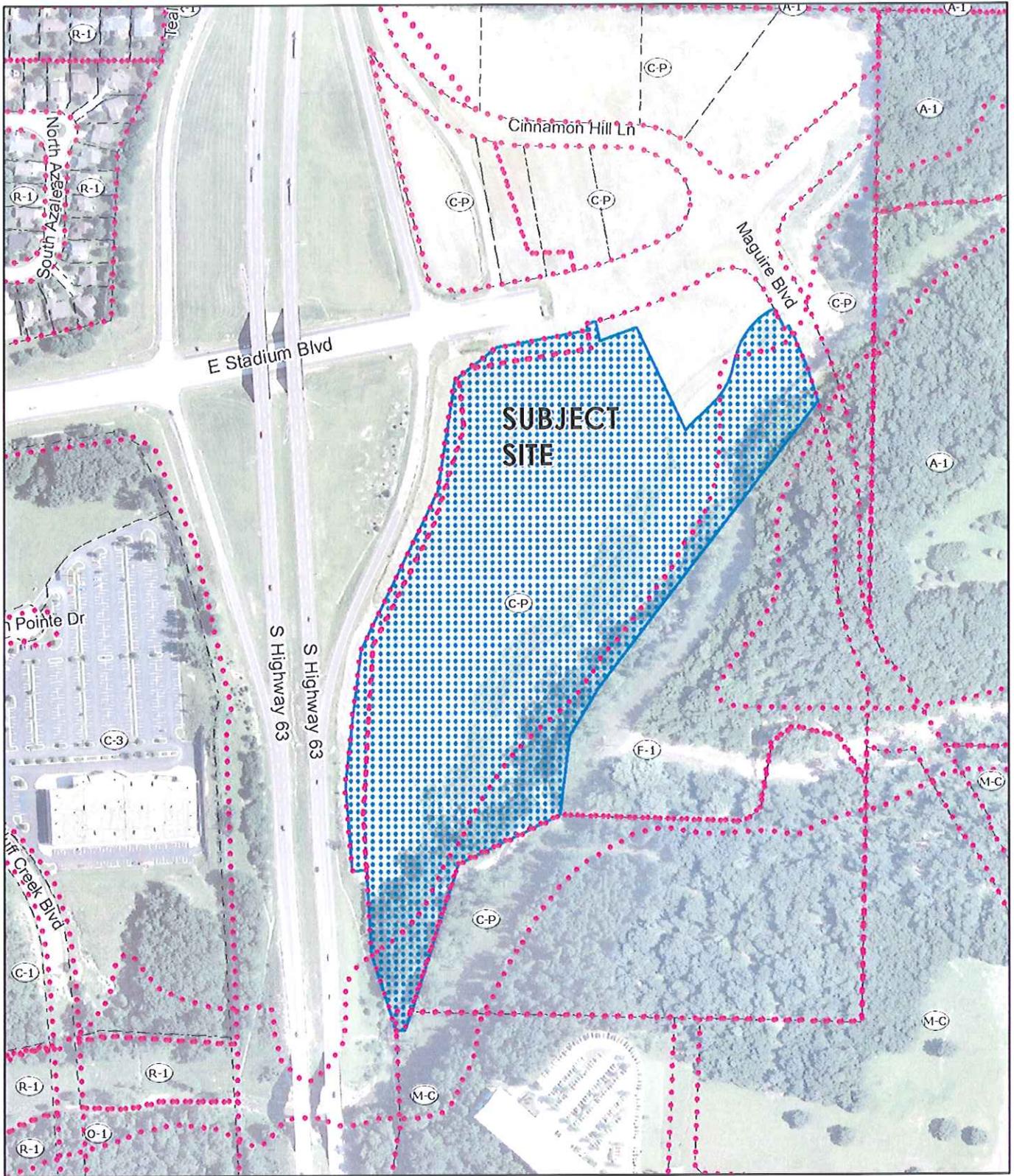
2009 Neighborhood Parks Plan	Existing park service area. Closest park is Shepard Park
2009 Trails Plan	Trail easement provided along Grindstone Creek south of Stadium Boulevard
Bicycle/Pedestrian Network Plan	Urban Trail/Pedway. Stripped bike lands on Stadium Boulevard

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on March 13, 2012.

Public information meeting recap	Number of attendees: 2 (engineer, adjacent property owner) Comments/concerns: None
Neighborhood Association(s) notified	Shepard Boulevard
Correspondence received	None

Report prepared by _____ Approved By PRB



**Cross Creek Plat 1 Lot 110
Case 12-29 C-P Plan Amendment**

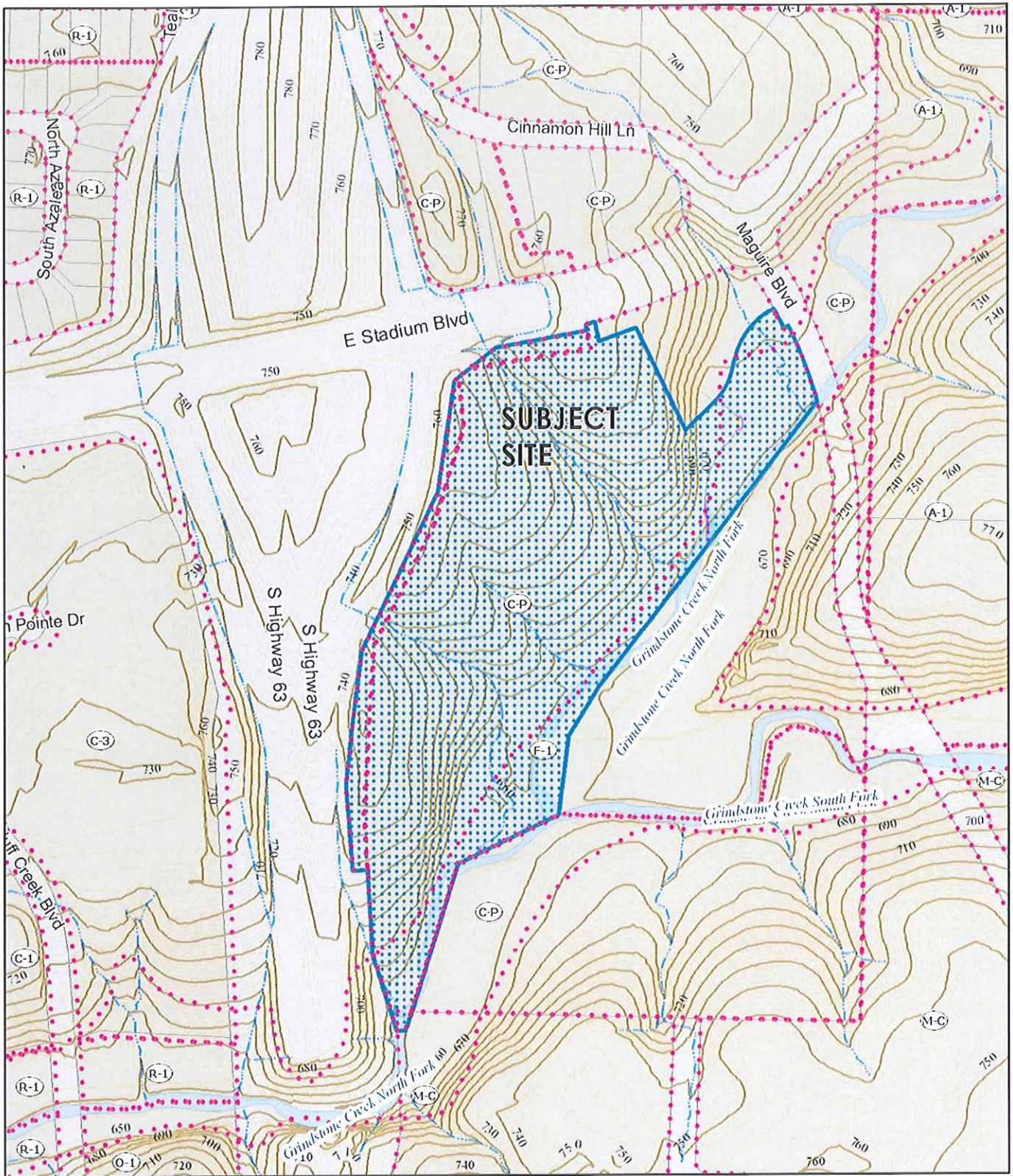


Aerial Image 2007



1 inch represents 350 feet





Cross Creek Plat 1 Lot 110
Case 12-29 C-P Plan Amendment



1 inch represents 350 feet
 Contour Interval: 2 feet





City of Columbia
Planning Department
 701 E. Broadway, Columbia, MO
 (573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 12-29	Submission Date: 3/23/12	Planner Assigned: PR3
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
The minimum distance shall be 25 feet.

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
The minimum distance shall be 0 feet.

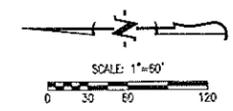
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
The maximum number of freestanding signs shall be two. The maximum height shall be 12 feet with a maximum area on each side of 64 square feet.

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)
Landscaping: 40%
Native Vegetation: 10%

5. The maximum height and number of light poles and type of fixtures.
All lighting shall be designed at a later date. All lighting shall conform to the lighting standards of the City of Columbia. All light poles shall not exceed 20 feet in height.

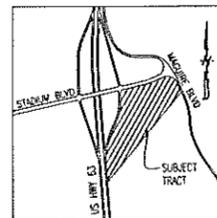
THE DOMAIN

SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 2012



OWNER:
O2 ENTERPRISES OF COLUMBIA
1811 W. WORLEY
COLUMBIA, MO 65203

DEVELOPER:
ASSET PLUS COMPANIES
675 BERING, SUITE 200
HOUSTON, TX 77067



LOCATION MAP
NOT TO SCALE

DENSITY CALCULATIONS:	
LOT AREA:	22.96 ACRES
PROPOSED NUMBER OF UNITS:	228
PROPOSED DENSITY:	9.9 UNITS / ACRE
EXISTING ZONING:	C-P

PARKING CALCULATIONS:	
PARKING REQUIRED:	
42 UNITS - 1 BEDROOM EACH UNIT:	1.5 SPACES / UNIT = 63 SPACES
89 UNITS - 2 BEDROOM EACH UNIT:	2 SPACES / UNIT = 178 SPACES
120 UNITS - 4 BEDROOM EACH UNIT:	2.5 SPACES / UNIT = 300 SPACES
PLUS 1 SPACE / 5 UNITS:	= 46 SPACES
TOTAL SPACES REQUIRED:	= 587 SPACES
TOTAL SPACES PROPOSED:	= 690 SPACES

STREAM BUFFER STATEMENT:
 THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2012.

DOUG WHEELER - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2012.

ROBERT MCARDY - MAYOR

SHEILA AMIN, CITY CLERK

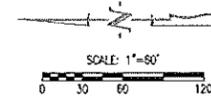
- LEGEND:**
- 10' --- EXISTING 5FT CONTOUR
 - 20' --- EXISTING 20FT CONTOUR
 - --- CURB
 - --- EXISTING TREE LINE
 - --- PROPOSED TREE LINE
 - --- EXISTING SANITARY SEWER
 - --- PROPOSED SANITARY SEWER
 - --- MANHOLE/VENT/OUT
 - --- PROPOSED WATER LINE
 - --- PROPOSED FIRE HYDRANT
 - --- EXISTING STORM SEWER
 - --- PROPOSED STORM SEWER
 - --- BUILDING LINE
 - --- EASEMENT
 - XX --- LOT NUMBER
 - --- PROPOSED PAVEMENT
 - --- PROPOSED DETENTION/DRAINAGE

- NOTES:**
- THIS TRACT CONTAINS 22.96 ACRES.
 - THIS TRACT IS CURRENTLY ZONED C-P.
 - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 70', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
 - THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE.
 - THE DEVELOPMENT SIGN SHALL BE A MONUMENT SIGN WITH A MAXIMUM AREA OF 64 SQ.FT. AND A MAXIMUM HEIGHT OF 12 FT. MEASURED FROM THE ADJACENT GRADE. IT WILL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN.
 - A PART OF THIS TRACT IS WITHIN THE FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 290190295 DATED: MARCH 17, 2011.
 - ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
 - A PERIMETER FENCE AND ENTRANCE GATES SHALL BE ALLOWED AROUND THE PERIMETER OF THIS DEVELOPMENT. ANY ACCESS GATE SHALL BE EQUIPPED WITH A KNOX BOX.
 - ALL DRIVEWAY, ROADWAY AND ACCESS DRIVES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - ALL ON-SITE LIGHTING WILL BE NO GREATER THAN 20- FEET IN HEIGHT AND SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE #20013.
 - AMENITIES MAY INCLUDE BASKETBALL COURT(S), SAND VOLLEYBALL COURT(S), GAZEBOS, FIRE PITS, ETC...
 - THE 1, 2, 10 AND 100 YEAR DESIGN STORMS SHALL BE USED WHEN DESIGNING THE FINAL STORM WATER DETENTION FACILITIES.
 - EXISTING CLIMAX FOREST ON SITE SHALL BE PRESERVED IN ACCORDANCE WITH THE APPROVED CROSSCREEK CENTER PRESERVATION PLAN.
 - THE PROPOSED DUMPSTER AND DUMPSTER PAD IS A COMPACTOR TYPE UNIT. FINAL SPECIFICATIONS WILL BE PER CITY OF COLUMBIA SPECIFICATIONS AND STANDARDS.

SITE/CIVIL ENGINEER
CROCKETT
 ENGINEERING CONSULTANTS
 800 North Stadium Boulevard
 Columbia, Missouri 65202
 (573) 457-0295
 www.crocketting.com
 Crockett Engineering Consultants, LLC
 Missouri Certificate of Authority
 1800015104

THE DOMAIN

SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 2012



OWNER:
Q2 ENTERPRISES OF COLUMBIA
1911 W. WORLEY
COLUMBIA, MO 65203

DEVELOPER:
ASSET PLUS COMPANIES
675 BERING, SUITE 200
HOUSTON, TX 77067

NOTES:

THIS TRACT CONTAINS 22.98 ACRES.

THIS TRACT IS CURRENTLY ZONED C-P.

THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 70', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.

THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE.

THE DEVELOPMENT SIGNS SHALL BE A MONUMENT SIGN WITH A MAXIMUM AREA OF 64 SQ.FT. AND A MAXIMUM HEIGHT OF 12 FT. MEASURED FROM THE ADJACENT GRADE. IT WILL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN.

A PART OF THIS TRACT IS WITHIN THE FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 2921902285 DATED: MARCH 17, 2011.

EXISTING CLIMAX FOREST ON SITE SHALL BE PRESERVED IN ACCORDANCE WITH THE APPROVED CROSSCREEK CENTER PRESERVATION PLAN.

PLANTING NOTES:

SYMBOL	QUANTITY	PLANT SPECIES
⊙	55	SHADE TREE
○	80	EVERGREEN DECIDUOUS SHRUB
⊕	37	ORNAMENTAL TREE
●	76	LARGE DECIDUOUS SHRUB
•	65	ORNAMENTAL GRASS

CALCULATIONS:

PARKING LOT LANDSCAPE COMPLIANCE:

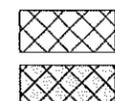
TOTAL PARKING LOT & DRIVE AREA =	202,456 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	45 TREES
TOTAL TREES PROVIDED =	45 TREES
MEDIUM TO LARGE TREES REQUIRED (50%) =	14 TREES
TOTAL TREES PROVIDED =	60 TREES

SIX FOOT BUFFER STRIP COMPLIANCE:

LENGTH OF PARKING LOT WITHIN 20' OF RIGHT-OF-WAY =	1,720 L.F.
LENGTH OF REQUIRED SCREENING (50%) =	860 L.F.
LENGTH OF PROPOSED SCREENING =	1,200 L.F.
TREES REQUIRED IN BUFFER STRIP @ 1/50' =	35 TREES
MEDIUM TO LARGE TREES REQUIRED (50%) =	11 TREES
TREES PROVIDED FOR BUFFER STRIP =	48 TREES

AREAS:

TOTAL LOT AREA =	22.98 ACRES
TOTAL IMPERVIOUS AREA =	7.8 ACRES (34%)
TOTAL PERVIOUS AREA (GREEN SPACE) =	15.18 ACRES (66%)



EXISTING CLIMAX FOREST = 2.50 AC.

CLIMAX FOREST TO BE PRESERVED = 1.62 AC. (70%)

LEGEND:

- 3'-4' --- EXISTING 3FT CONTOUR
- 5'-10' --- EXISTING 10FT CONTOUR
- --- CURB
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- EXISTING SANITARY SEWER
- --- PROPOSED SANITARY SEWER
- --- MANHOLE/OLEANOT
- --- PROPOSED WATERLINE
- --- PROPOSED FIRE HYDRANT
- --- EXISTING STORM SEWER
- --- PROPOSED STORM SEWER
- --- BUILDING LINE
- --- EASEMENT
- --- LOT NUMBER
- --- EXISTING CLIMAX FOREST
- --- PRESERVED CLIMAX FOREST

NOTE

IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE EXISTING APPROVED LANDSCAPING PLAN ALONG THE US 63 & STADLUM BOULEVARD RIGHT-OF-WAY.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2012.

DOUG WHEELER - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2012.

ROBERT McDAVID - MAYOR

SHEELA AMN, CITY CLERK

SITE/CIVIL ENGINEER
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#300015104

March 20, 2012

City of Columbia
Planning and Zoning Commission

On March 7, 2012, Mark Lindley of Asset Plus Corp. presented his proposal for a student housing complex to the Shepard Boulevard Neighborhood Association (SBNA). The membership of SBNA asked questions of Mr. Lindley and his project team that included Tim Crockett, Robert Hollis and John States. The membership voted to inform you that the Asset Plus Corp. had met their obligation to present their intentions to our neighborhood, and offered us an opportunity to make comments and recommendations.

Our membership also voted to add a comment to this letter expressing our concern regarding increased traffic that a large development may cause. A majority of our membership agreed that the project plan at this stage appears to be a reasonable and a good alternative to the planned car lot on this site. We hope the commission takes a close look at the traffic issue, as that seemed to be the major neighborhood concern.

A handwritten signature in black ink, appearing to read "Rod Robison", with a long horizontal flourish extending to the right.

Rod Robison
Chairman of the SBNA